

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Penn Avenue, 400' W of the
c/l of Carlisle Avenue
(4222 Penn Avenue)
11th Election District
5th Councilmanic District
Joseph E. Brandow, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-60-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Joseph E. Brandow, Jr., and his wife, Kathleen J. Brandow. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 211.3, R-6 and 301.1) to permit a side yard setback of 4 feet, 6 inches in lieu of the minimum required 6 feet for an open projection (deck and screened porch) as more particularly described on Petitioner's Exhibit 1.

This matter was filed as an administrative variance; however, at the request of an adjoining property owner, a public hearing was held to determine the appropriateness of the relief sought.

Appearing at the hearing on behalf of the Petition were Joseph E. and Kathleen J. Brandow, property owners. Appearing as a Protestant in the matter was Joseph F. Svehia on behalf of his mother, Margaret M. Svehia, who requested the public hearing. The Protestant was represented by H. Edward Andrews, Esquire.

Testimony indicated that the subject property, known as 4222 Penn Avenue, consists of 0.265 acres, more or less, zoned D.R. 5.5, and is improved with a two-story single family dwelling with an attached screened porch and open deck on the southeast corner of the rear of the dwelling.

The Petitioners filed the instant Petition to legalize the open deck and screened porch which were constructed approximately two years ago without benefit of a building permit. Testimony indicated that the Petitioners have lived on the property since 1985 at which time, a deck with a roof existed on the east side of the subject dwelling. The Petitioners testified that the deck was severely damaged by insects and in need of repair. In 1991, the Petitioners replaced the structure with a somewhat larger deck and screened it in. Thereafter, in 1992, the Petitioner constructed the ground level deck to the rear of the dwelling to provide more useable space in their rear yard which, due to drainage problems, left the ground soggy. Photographs marked as Petitioners' Exhibit 2 were submitted depicting the original porch at the time of purchase and the new screened porch and open deck. Mr. Brandow testified that he was not aware that a permit was needed to replace the porch and that there were setback requirements which must be met. Mr. Brandow seeks permission to retain the structures as they currently exist.

Appearing in opposition to the relief requested was the adjacent property owner, Joseph Svehia, who appeared on behalf of himself and his mother who filed the original complaint and was unable to attend the hearing due to illness. Mr. Svehia testified that he and his mother object to the improvements as they exist and fear that the Petitioners will proceed to enclose the open deck which would further infringe upon their use of their property on that side. Mr. Svehia testified that he was under the impression that the side setbacks required for this property were 3 feet. However, after contacting Baltimore County, he was informed that the setback requirement was actually 6 feet. On behalf of his mother, Mr. Svehia stated that she would like to see these improvements removed. Whereas, his

position was that while he could live with the existing screened porch, he is concerned about future improvements which may be contemplated for the open deck.

After due consideration of the testimony and evidence presented at the hearing by both sides, it does not seem appropriate to require the property owner to remove the enclosed porch and ground level deck. In the opinion of this Deputy Zoning Commissioner, the Petitioner should be permitted to retain the subject structures as they currently exist with the condition that there be no further improvements, additions, or enclosures on the subject property. It was clear that Mr. Svehia's greatest concern was that there may be further additions or enclosures on the property, and that his use and enjoyment of his property would be adversely affected. By virtue of this Order and the restrictions contained herein, that concern shall be alleviated.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of December, 1994 that the Petitioner for Administrative Variance seeking relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 211.3, R-6 and 301.1) to permit a side yard setback of 4 feet, 6 inches in lieu of the minimum required 6 feet for an open projection (deck and screened porch), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioners shall be prohibited from any further exterior improvements to the subject property, be they enclosures, additions, or extensions, etc. The property as it currently exists shall remain as is and shall not be altered or changed in any manner. Normal repair and maintenance of the existing improvements is permitted and shall be required. In the event this property owner should wish to alter the subject improvements, a Petition for Special Hearing shall be filed to determine the appropriateness of such alteration proposed.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204 (410) 887-4386

December 3, 1993

Mr. & Mrs. Joseph E. Brandow, Jr.
4222 Penn Avenue
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Penn Avenue, 400' W of the c/l of Carlisle Avenue
(4222 Penn Avenue)
11th Election District - 5th Councilmanic District
Joseph E. Brandow, Jr., et ux - Petitioners
Case No. 94-60-A

Dear Mr. & Mrs. Brandow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: H. Edward Andrews, III, Esquire
9028 Belair Road, Baltimore, Md. 21236

Mr. Joseph F. Svehia
4224 Penn Avenue, Baltimore, Md. 21236

People's Counsel; File

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 4222 PENN AVE BALTIMORE MD 21236
which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1802.3.B (211.3, R-6 & 301.1) To permit a 4-foot, 6-inch side yard setback in lieu of 6 feet for an open projection (deck and screened porch).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

REPLACED PULP DECK DUE TO DAMAGED WOOD DIDN'T REPAIR
PERMIT WAS REQUIRED. NEW DECK IN EXISTENCE FOR 2 YEARS.
WENT ASKING FOR PERMISSION TO LEAVE AS IS.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, the undersigned, do hereby declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Current Petitioner(s)
JOSEPH E. BRANDOW JR. / KATHLEEN J. BRANDOW
JOSEPH E. BRANDOW JR.
KATHLEEN J. BRANDOW
4222 PENN AVE BALTIMORE MD 21236
BALTIMORE MD 21236
BALTIMORE MD 21236

Legal Owner(s)
JOSEPH E. BRANDOW JR.
KATHLEEN J. BRANDOW
4222 PENN AVE BALTIMORE MD 21236
BALTIMORE MD 21236
BALTIMORE MD 21236

A Public Hearing having been requested and/or held as required, it is ordered, by the Zoning Commissioner of Baltimore County, this 3rd day of December, 1994, that the subject matter of this petition be set for a public hearing, subsequent to which the Zoning Regulations of Baltimore County, in two paragraphs of general application, shall be applied to the subject property.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at 4222 PENN AVE BALTIMORE MD 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address, please remove a number affix:

IN THE SUMMER OF 1991 THE EXISTING DECK WAS REMOVED DUE TO DAMAGED WOOD. AT THAT TIME THE DECK WAS REPLACED WITH ANOTHER SLIGHTLY LARGER. AT THAT TIME WE WEREN'T AWARE OF ENCROACHING A PROPERTY LINE TO THIS DAY WE'RE STILL NOT SURE OF THE EXACT PROPERTY LINE.

The Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Joseph E. Brandow Jr.
JOSEPH E. BRANDOW JR.
KATHLEEN J. BRANDOW
4222 PENN AVE BALTIMORE MD 21236
BALTIMORE MD 21236

STATE OF MARYLAND, COUNTY OF BALTIMORE, in and for the County of Baltimore, personally appeared

I HEREBY CERTIFY, this 3rd day of AUG 1994 before me, a Notary Public of the State of Maryland, and in the County of Baltimore, personally appeared

Joseph E. Brandow Jr. & Kathleen J. Brandow
Joseph E. Brandow Jr. & Kathleen J. Brandow

the Affiant(s) herein, personally known or lawfully identified to me as such Affiant(s), and made such as due form of use that the matters and facts hereinabove set forth are true and correct to the best of my knowledge and belief.

AS WITNESS my hand and Notarial Seal

John P. [Signature]
Notary Public
4/1/94

Beginning on the north side of Penn Avenue, 50 feet wide, at the distance of 400 feet west of the intersection of Carlisle Avenue, Being Lot 1 of the Penn's Grove Addition Subdivision, Plat Book 26, Folio 30. Also known as 4222 Penn Avenue containing .265 acres in the 11th Election District.

94-60-A

#65

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 9/16/93
Posted for: Variance
Petitioner: Joseph E. Brandow, Jr.
Location of property: 4222 Penn Ave, N/S, 400' W of Carlisle Ave
Location of Sign: 4222 Penn Ave, N/S, 400' W of Carlisle Ave
Remarks: _____
Posted by: [Signature] Date of return: 9/16/93
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 9/22/93
Posted for: Variance
Petitioner: Joseph E. Brandow, Jr.
Location of property: 4222 Penn Ave, N/S, 400' W of Carlisle Ave
Location of Sign: 4222 Penn Ave, N/S, 400' W of Carlisle Ave
Remarks: _____
Posted by: [Signature] Date of return: 9/22/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/19 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/19 1993

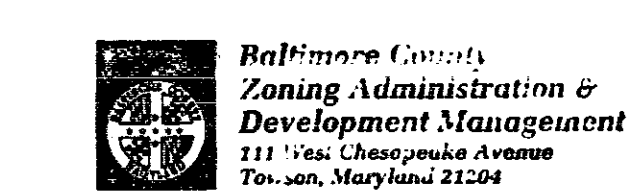
THE JEFFERSONIAN
A. Henrichson
LEGAL AD. - TOWSON

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Re: Case Number: _____
Petitioner(s): _____
Location: _____
Variance: _____
Which is located approximately _____ feet from the property which is the subject of the above petition, I hereby formally request that a public hearing be held on this matter.
[Signature]
[Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 136461
DATE: 9-23-93 ACCOUNT: 94-60-A
AMOUNT: \$ 110.00
RECEIVED FROM: Joseph E. Brandow, Jr.
FOR: Resurvey Fee 94-60-A
VALIDATION OR SIGNATURE OF CASHIER: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 136465
DATE: 9-24-93 ACCOUNT: 94-60-A
AMOUNT: \$ 35.00
RECEIVED FROM: Joseph E. Brandow, Jr.
FOR: Resurvey Fee 94-60-A
VALIDATION OR SIGNATURE OF CASHIER: _____



receipt

Date: 8/11/93
Account: R-001-6150
Number: _____
Item # 65
Taken in by: MMK
Joseph Brandow -
4222 Penn Ave
010 - Res Variance - 50.00
030 - Sign, utility - 35.00
Total \$85.00

02402W0035K1CHRC \$85.00
BA EDP#103PH08-11-93
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Former Closing Date: 9/13/93
CASE NUMBER: 94-60-A (Item 65)
4222 Penn Avenue
N/S Penn Avenue, 400' W of c/l Carlisle Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Joseph E. Brandow, Jr. and Kathleen J. Brandow
HEARING: THURSDAY, OCTOBER 14, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a 4 foot, 6 inch side yard setback in lieu of 6 feet for an open projection (deck and screened porch).

[Signature]
Arnold Jablon
Director

cc: Joseph and Kathleen Brandow
Margaret R. Swobla

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PUTNAM PUBLISHING COMPANY
September 9, 1993 Issue - Jeffersonian

Please forward billing to:

Joseph and Kathleen Brandow
4222 Penn Avenue
Baltimore, Maryland 21204
410-256-2052

COPY

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

~~4222 Penn Avenue~~
CASE NUMBER: 94-60-A (Item 65)
4222 Penn Avenue
N/S Penn Avenue, 400' W of c/l Carlisle Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Joseph E. Brandow, Jr. and Kathleen J. Brandow
HEARING: THURSDAY, OCTOBER 14, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a 4 foot, 6 inch side yard setback in lieu of 6 feet for an open projection (deck and screened porch).

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

OCTOBER 25, 1993

NOTICE OF REASSIGNMENT

POSTPONED FROM 10/14/93
CASE NUMBER: 94-60-A (Item 65)
4222 Penn Avenue
N/S Penn Avenue, 400' W of c/l Carlisle Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Joseph E. Brandow, Jr. and Kathleen J. Brandow

Variance to permit a 4 foot, 6 inch side yard setback in lieu of 6 feet for an open projection (deck and screened porch).

HEARING: THURSDAY, NOVEMBER 16, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204

[Signature]
ARNOLD JABLON
DIRECTOR

cc: Joseph and Kathleen Brandow
Margaret R. Swobla
D. Edward Andrews, III, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 8, 1993

Mr. and Mrs. Joseph E. Brandow
4222 Penn Avenue
Baltimore, Maryland 21236

RE: Case No. 94-60-A, Item No. 65
Petitioner: Joseph E. Brandow, et al
Petition for Administrative Variance

Dear Mr. and Mrs. Brandow:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 29, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kasoff
Administrator

8-24-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #65 (MJK)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 23, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 46, 65, 67, 68, 69 and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*
Division Chief: *Pat Keller*

PK/JL:lw

ZAC 46/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee DATE: August 19, 1993
FROM: Captain Jerry Pfeiffer
SUBJECT: August 30, 1993 Meeting

- 8417 Building shall comply with the 1991 Life Safety Code.
R-87-39 Buildings shall comply with the 1991 Life Safety Code.
858 Townhouses, for which the initial building permits are applied for after 07/01/92, are required by State law to be sprinklered.
A standard cul-de-sac shall be provided at the end of the road.
A 35' inside turning radius shall be maintained.
862 No Comments
864 Building shall comply with the 1991 Life Safety Code.
865 No Comments
866 No Comments
867 No Comments
868 No Comments
869 No Comments
870 No Comments
871 Building shall comply with the 1991 Life Safety Code.

RECEIVED
AUG 19 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 2, 1993

Joseph and Kathleen Brandow
4222 Penn Avenue
Baltimore, Maryland 21236

Re: Case Number: 94-60-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$ 35 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you are represented by an attorney, this bill may be forwarded your attorney, who in turn, will either re-route it to you for payment or make payment to the newspaper and later add these charges to his/her accounting for services rendered.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 18, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Joseph E. Brandow, Jr. and Kathleen J. Brandow
4222 Penn Avenue
Baltimore, Maryland 21236

Re: CASE NUMBER: 94-60-A (Item 65)
4222 Penn Avenue
N/A Penn Avenue, 400' W of N/C Cecilie Avenue
11th Election District - 5th Councilmanic

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reaffirmation regarding the administrative process.

- 1) Your property will be posted on or before August 29, 1993. The closing date (September 13, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Law Office
of
H. EDWARD ANDREWS III
6035 BELAIR ROAD
BALTIMORE, MARYLAND 21236
(410) 338-0511
FAX (410) 879-2300

October 18, 1993

H. EDWARD ANDREWS III
MEMBER OF NO. 1, P.A. & D.C. BARE

REL. AIR OFFICE
44 E. BROADWAY
REL. AIR, MARYLAND 21016
(410) 879-1370

Baltimore County Government
Office of Zoning Administration
& Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 4222 Penn Avenue
Joseph & Kathleen Brandow
Case No.: 94-60-A (Item 65)

Dear Sir(s):

This office represents Margaret M. Svehia, Protestant, in the above-captioned action.

Please contact this office so that we may arrange for the rescheduling of the previously postponed public hearing in this case. Also, please advise as to when the file may be reviewed in this matter by undersigned counsel.

Very truly yours,
H. Edward Andrews III
H. Edward Andrews III

HEAIII/bm
cc: Ms. Margaret M. Svehia

RECEIVED
OCT 20 1993
ZADM

10/18/93 3232-93 AT
To: Mr. & Mrs. Brandow
111 West Chesapeake Avenue
Towson, MD 21204
Case Number: 94-60-A (Item 65)
4222 Penn Avenue
Dear Sirs: Margaret M. Svehia, Protestant, in the above-captioned action. Please contact this office so that we may arrange for the rescheduling of the previously postponed public hearing in this case. Also, please advise as to when the file may be reviewed in this matter by undersigned counsel.

The Zoning Commission
111 West Chesapeake Avenue
Towson, MD 21204
Case Number: 94-60-A (Item 65)
4222 Penn Avenue

Dear Sirs: Margaret M. Svehia, Protestant, in the above-captioned action. Please contact this office so that we may arrange for the rescheduling of the previously postponed public hearing in this case. Also, please advise as to when the file may be reviewed in this matter by undersigned counsel.

RECEIVED
OCT 18 1993
ZADM



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
#65
PERRY HALL

SHEET
NE
10-G

94-60-A